



Saffron Court Station Street, Saffron Walden
Guide Price £270,000 Leasehold

KH Kevin
Henry

Key Features

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999 Years remaining as of 24 Jun 1996

£Ask Agent Ground Rent p/a

Review due: Ask Agent

£1710.00 Service Charge p/a

Review due: Ask Agent

- Close to Town Centre
- Vacant Possession
- South Facing Balcony
- Well Presented Throughout
- Secure Car Parking
- Communal Gardens
- Security Entry Phone System
- 2 Bedrooms

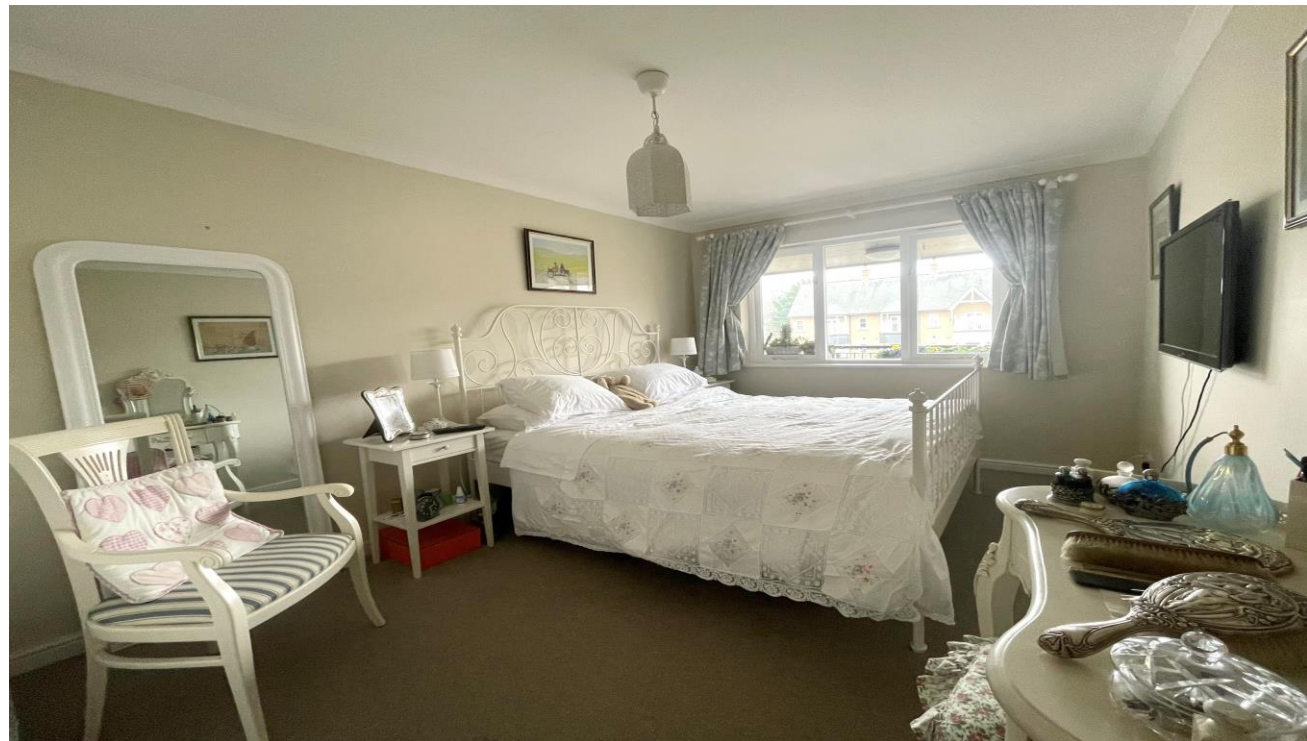
This exceptional top-floor, two-bedroom apartment is presented in excellent order throughout, offering stylish and contemporary living in a prime location close to the town centre.

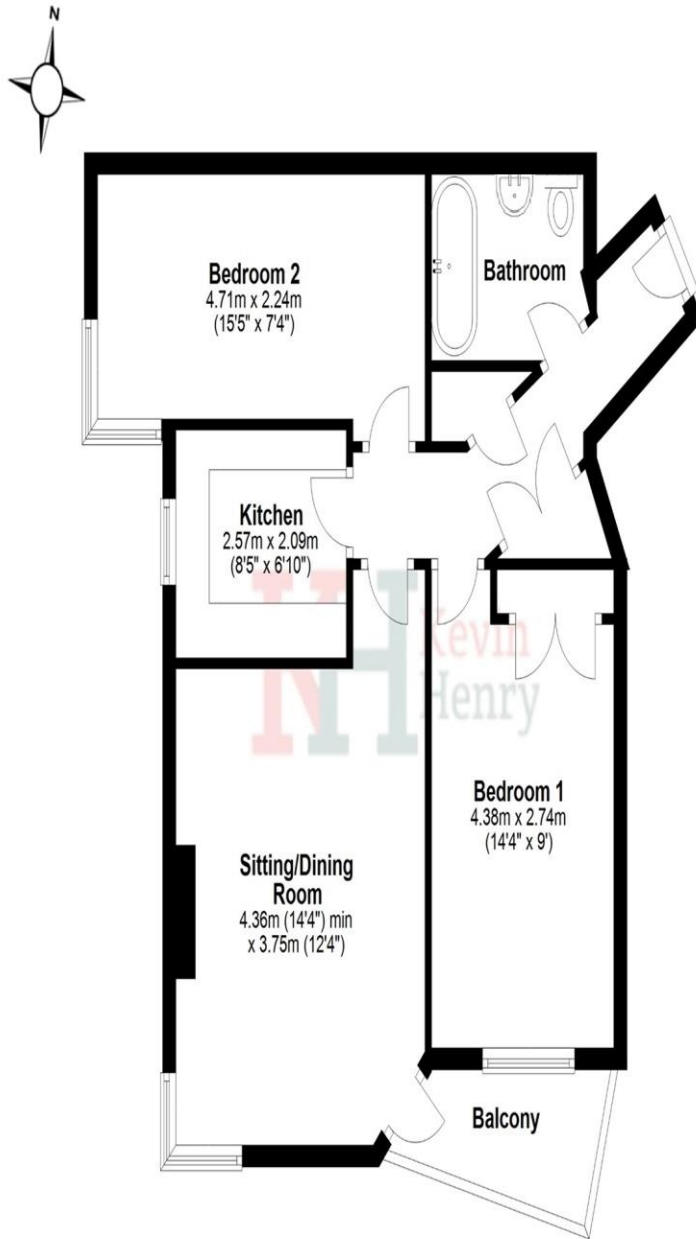


Boasting a superb south-facing balcony, this bright and spacious home features a well-designed layout with accommodation comprising entrance hall, a generous sitting/dining room, a modern fitted kitchen, a stylish bathroom and two well-proportioned bedrooms.

Further benefits include ample storage including large loft space, security entry phone system, secure undercroft parking with additional visitor parking, an attractive communal garden, and easy access to local amenities, transport links, and green spaces. A perfect opportunity for professionals, downsizers, or investors alike.

Saffron Walden is a fine old market town with a good range of shopping, schooling and recreational facilities, including the renowned Saffron Hall, which is situated at the County High School. The town also boasts an independent, award-winning cinema showing mainstream and art house films, a museum and art galleries. There are several sports facilities, including The Lord Butler Fitness and Leisure Centre, with its two swimming pools, squash and tennis courts, health suite, gym and creche. In addition there is a fabulous golf course, in a scenic setting with stunning views of Audley End mansion and Saffron Walden town. Audley End mainline station





Approx gross internal floor area 58 sqm (625 sqft)

(with fast trains to Liverpool Street and Cambridge) is just two miles distance and the M11 access point at Stump Cross 4 miles.

Accommodation comprises

Kitchen: 8'5" x 6'10" (2.57m x 2.09m)

Sitting/Dining Room: 14'4 (min) x 12'4 (4.36m x 3.75m)

Bedroom : 14'4 x 9' (4.38m x 2.74m)

Bedroom 2: 15'5 x 7'4 (4.71m x 2.24m)

Bathroom

Balcony

Outside:

As mentioned, the apartment has the luxury of a private south-facing balcony as well as benefitting from an attractive, well-maintained communal garden. The undercroft parking allocated to this property is for one large car and there is additional visitor parking too.

Agents Note: The property has the advantage of having a share of the freehold with 871 years remaining on the lease. There is no ground rent costs and the service charge of £427.50 is paid quarterly.

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